



Frederick County Planning Commission

AGENDA

9:30 a.m. Wednesday, October 11, 2023
First Floor Hearing Room, 12 E. Church St., Frederick, MD

IN-PERSON MEETING

Public comment may be provided in person or by the options noted below*

Notices and Reminders

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Agenda items will be reviewed in the listed order; however, the agenda is subject to change. It is the responsibility of the applicant and the public to be aware of when their agenda item will be heard.

***Providing Public Testimony**

Public comments will be accepted via email at PlanningCommission@FrederickCountyMD.gov and by voicemail at 855-925-2801, meeting code 8768. To leave a message, press *2. Voicemail messages should include the caller's name, address, and the agenda item you are commenting on at the beginning of the message. In order to be placed in a queue for live public comment, press *3. The [public portal](#) is also available to watch the live meeting and/or submit comments for the public record. The public is reminded that all comments, both written and oral, will be made part of the public record. Any individual who wishes to testify on one of the items is required to be sworn in.

- Testimony should be focused on comments and is not meant to allow for questions/answers.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes.
- Written comments (including emailed correspondence) must be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Applicants

- All applicants and their representatives who testify are required to be sworn in.
- Applicant presentations are allotted, fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments (including emailed correspondence) must be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Individuals requiring special accommodations are requested to contact the County Executive's Office at 301-600-1100 (tty: use Maryland relay) to make arrangements no later than seven (7) working days prior to the meeting.

Upcoming Planning Commission Meetings:

October 19, 2023 @ 6:30 p.m. (Rezoning Public Hearing)
November 8, 2023 @ 9:30 a.m.

For more information contact

Department of Development Review and Planning
301-600-1138
www.FrederickCountyMD.gov/planning



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1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

3. **ELECTION OF OFFICERS**

Rules and Procedures, Section 2-Officers and Committees: 2.1 The Commission shall organize annually in the month of October and confirm the election of a Chairman, Vice-Chairman, and Secretary. (10-19-05). Tabled to Oct. 11, 2023 meeting, per amended Rules of Procedure.

4. **MINUTES TO APPROVE** July 12, 2023 and July 20, 2023

DECISION

5. **EXECUTIVE COMMITTEE REPORT**

6. **SPECIAL COMMITTEE REPORTS**

7. **PLANNING COMMISSION COMMENTS**

8. **AGENCY COMMENTS/AGENDA BRIEFING**

INFORMATIONAL

9. **LEGISLATION**

RECOMMENDATION

- a) [Council Bill #23-19](#): Amendments to Chapter 1-19 of the Frederick County Code (Zoning Ordinance) to amend the Use Table to allow for Child Care Center/Nursery School in the ORI, amend the Design Requirements to provide specific design requirements related to the new use, and clarify Child Care as an accessory use. (Council Vice President Kavonté Duckett and Council Member Jerry Donald)

10. **2023 OUT-OF-SEQUENCE – WATER & SEWERAGE PLAN AMENDMENT**

FINDING OF CONSISTENCY

The Planning Commission will hear the following cases to determine consistency with the County Comprehensive Plan or a municipal Comprehensive Plan.

Karin Flom, Principal Planner I, Livable Frederick

Andrew Stine, Principal Planner I, Livable Frederick recommendation

WS-23-01 Charlyn, LLC (Calumet/Cline Farm)

Tax Map 79E, Parcel 29. East and west sides of Boyers Mill Road within the Town of New Market. Requesting reclassification of 170.91 acres from W-4, S-4 to W-3/Dev, S-3/Dev plus the addition of a sewage pump station symbol on the sewer map.

WS-23-02 Justron, LLC (Calumet/Smith Farm)

Tax Map 79H, Parcel 213. West side of Boyers Mill Road within the Town of New Market. Requesting reclassification of 91.49 acres from W-4, S-4 to W-3/Dev, S-3/Dev.



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11. COMBINED PRELIMINARY/FINAL PLAT

DECISION

- a) [Ridgeway Farms, Lots 603R-1 & 603R-2](#) - The Applicant is requesting Combined Preliminary/Final Subdivision Plan approval to resubdivide a 3.9143-acre lot into two (2) separate lots. Located east of Green Valley Road at 11700 Weller Hill Drive. Tax Maps 89, Parcels 254, Lot 603R. Zoned: (R1) Residential-1. Planning Region: New Market. S-650 (PL275623, APFO: n/a, F275624)
Craig Terry, Principal Planner I

12. SITE PLAN

DECISION

- a) [Your Space](#) The applicant is requesting final site plan approval to develop a 1.05-acre lot with 58,600 sq. ft. of self-storage (3 buildings) that will be added to a developed self-storage facility on a 5.55 acre for a total lot area of 6.6 acres of self-storage. Located at 4791 New Design Road. Tax Map 86, Parcels 237 and 122. Zoned: (LI) Limited Industrial. Planning Region: Frederick. SP91-13 (SP269002, F273248, A273246)
Jerry Muir, Principal Planner
- b) [UMA Center](#) The applicant is requesting site plan approval to construct a 7,060 sq. ft. place of worship (Mosque) on a 2.84-acre lot. Located at Green Valley Road just south of Route 80 (Fingerboard Road). Tax Map 97, Parcel 221. Zoned: (GC) General Commercial. Planning Region: New Market. SP23-04 (SP275424, F275423, A275427)
Jerry Muir, Principal Planner

13. PRELIMINARY PLAN

DECISION

- a) [Cromwell Preliminary Plan](#) - The Applicant is requesting Preliminary Subdivision Plan approval for 488 age-restricted residential units (192 single family detached, 184 townhome, 112 multifamily units) located on a +/- 160.87-acre Site. Located on the north side of Lake Linganore Blvd. Tax Maps 78 & 79, Parcels 12 & 101. Zoned: (PUD) Planned Unit Development. Planning Region: New Market. S-1178 (PP275377, A275375, F275370)
Cody Shaw, Principal Planner II

14. [SUGARLOAF TREASURED LANDSCAPE PLAN AMENDMENT:](#) [SUGARLOAF RURAL HERITAGE ZONING OVERLAY DISTRICT](#)

DECISION

Recommendation to the County Council

Kimberly Gaines, Director, Livable Frederick Planning & Design Office
Denis Superczynski, Livable Frederick Planning Manager



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15. [SOUTH FREDERICK CORRIDORS PLAN](#)

WORKSHOP

Kimberly Gaines, Director, Livable Frederick
Denis Superczynski, Livable Frederick Planning Manager
John Dimitriou, Livable Frederick Design Planner

16. [MXD COMMITTEE REPORT TO PLANNING COMMISSION](#)

WORKSHOP

Joel Rensberger, MXD Committee Chairman

A presentation display for agenda items is available to view [HERE](#)